

CITY OF PORT WENTWORTH

PLANNING COMMISSION

OCTOBER 9, 2017

Council Meeting Room

Regular Meeting

6:30 PM

305 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GA 31407

1. **CALL MEETING TO ORDER**
Chairman Linda Smith called the meeting to order.
2. **PRAYER AND PLEDGE OF ALLEGIANCE**
Chairman Linda Smith led in Prayer and the Pledge of Allegiance
3. **ROLL CALL - SECRETARY**

Attendee Name	Title	Status	Arrived
Linda Smith	Chairperson	Present	
Sylvia Hinely	Planning Commissioner	Absent	
Joseph Dobry	Planning Commissioner	Present	
Jerry Bogus	Planning Commissioner	Present	
Larry Longo	Planning Commissioner	Present	
Rufus Bright	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Donna Blalock	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	
Melanie Ellis	Administrative Secretary	Present	

4. **ADOPTION OF MINUTES**
 - A. Planning Commission - Regular Meeting - Sep 18, 2017 6:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Joseph Dobry, Planning Commissioner
SECONDER:	Donna Blalock, Planning Commissioner
AYES:	Dobry, Bogus, Longo, Bright, Franklin, Blalock
ABSENT:	Hinely

5. **ZONING MAP AMENDMENTS (REZONING)**
6. **ZONING TEXT AMENDMENTS (ORDINANCES)**
7. **SITE PLAN/SUBDIVISION APPROVAL**

- A. Site Plan Review Application submitted by Stravinski Development Group, LLC., on behalf of L-A Savannah-Crossgate C/O Lubert-Adler Partners LP for PIN #: 7-0033-01-003 (the vicinity of Highway 21 and Crossgate Road) for a Specific Development Site Plan to allow a Distribution Warehouse in a P-I-1 (Planned Industrial) Zoning District

Mr. Harvey informed the Commission that the application was complete. Greg Potter was present on behalf of the applicant to answer any questions. Mr. Potter detailed the project again and stated that there have been no substantive changes since the General

Development Plan approval. Larry Longo asked about the engineering review letter, and Mr. Harvey advised that the project was still under review. After several minutes of discussion, Joe Dobry made the motion to approve the application with the condition that vegetation be added to the visual buffer between Crossgate Road and the construction site. Rosetta Franklin seconded the motion. Larry Longo, Rufus Bright, and Donna Blalock abstained from voting. Joe Dobry and Rosetta Franklin voted to approve the application. Jerry Bogus voted to deny the application.

RESULT:	APPROVED AS AMENDED [2 TO 1]
MOVER:	Joseph Dobry, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Dobry, Franklin
NAYS:	Bogus
ABSTAIN:	Longo, Bright, Blalock
ABSENT:	Hinely

- B. Site Plan Review Application submitted by Greg Coleman, Coleman Company, Inc., on behalf of Bald Eagle Partners for PIN #: 7-0906B-14-003 (Birch Circle) for a General Development Plan to allow a Single Family Residential Development in a MPO (Master Plan Overlay) Zoning District

Mr. Harvey informed the Commission that the application was complete. Murray Marshall and Greg Coleman were both present on behalf of the applicant to answer any questions. The Commissioners asked numerous questions about the proposed development including: parking, buffers, street lights, and the possibility of moving the lots down to create a larger buffer between existing homes on the Parkside Blvd side of the development. Mr. Copeland, 3 Parkside Dr, asked questions regarding the Palm Trees near the entrance of the Parkside Subdivision. After several minutes of discussion, Jerry Bogus made a motion to approve the application. Larry Longo seconded the motion to approve. The vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jerry Bogus, Planning Commissioner
SECONDER:	Larry Longo, Planning Commissioner
AYES:	Dobry, Bogus, Longo, Bright, Franklin, Blalock
ABSENT:	Hinely

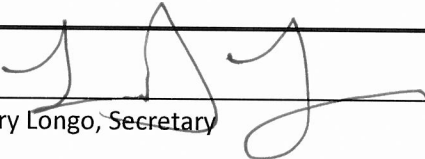
8. ADJOURNMENT

There being no further business to discuss, Commissioner Bogus made a motion to adjourn the meeting. Commissioner Dobry seconded the motion to adjourn. The vote was unanimous.



 Linda Smith, Chairman

The foregoing minutes are true and correct and approved by me on this 11th day of December, 2017.


Larry Longo, Secretary